

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88 -90		PALMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MC CARTHY DANIEL J--ETAL			
Owner 2:	MC CARTHY PATRICIA J			
Owner 3:				
Street 1:	22 TRAVIS DRIVE			
Street 2:				
Twn/City:	FRAMINGHAM			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01701		Type:	

PREVIOUS OWNER

Owner 1:	MC CARTHY DANIEL J--ETAL -		
Owner 2:	MC CARTHY EDWARD D -		
Street 1:	22 TRAVIS DRIVE		
Twn/City:	FRAMINGHAM		
St/Prov:	MA	Cntry	
Postal:	01701		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	
Total AC/HA:	0.11364			Total SF/SM:	4950		Parcel LUC:	104	Two Family			Prime NB Desc	ARLINGTON							Total:	454,802		Spl Credit			Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	570,000	5,700	454,800	1,030,500
Total Card	0.114	570,000	5,700	454,800	1,030,500
Total Parcel	0.114	570,000	5,700	454,800	1,030,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			384.09	/Parcel: 384.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	570,000	5700	4,950.	454,800	1,030,500		Year end	12/23/2021
2021	104	FV	544,000	5700	4,950.	454,800	1,004,500		Year End Roll	12/10/2020
2020	104	FV	544,000	5700	4,950.	454,800	1,004,500	1,004,500	Year End Roll	12/18/2019
2019	104	FV	405,100	5800	4,950.	483,200	894,100	894,100	Year End Roll	1/3/2019
2018	104	FV	405,100	5800	4,950.	352,500	763,400	763,400	Year End Roll	12/20/2017
2017	104	FV	379,800	5800	4,950.	307,000	692,600	692,600	Year End Roll	1/3/2017
2016	104	FV	379,800	5800	4,950.	261,500	647,100	647,100	Year End	1/4/2016
2015	104	FV	338,200	5900	4,950.	255,800	599,900	599,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	TTL REFUSAL	BS	Barbara S
5/7/2009	Meas/Inspect	189	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
5/5/2000	Inspected	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
8/23/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

Sign:

VERIFICATION OF VISIT NOT DATA

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More: N	Total Yard Items:	5,700	Total Special Features:	Total:	5,700
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